

MINUTES
BOARD OF SUPERVISORS
COUNTY OF YORK

Adjourned Meeting
September 26, 2000

5:30 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:11p.m., Tuesday, September 26, 2000, in the East Room, York Hall, by Chairman Walter C. Zaremba.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zaremba, Sheila S. Noll, Donald E. Wiggins, and James S. Burgett.

Miss Rapp was absent.

Also in attendance were Daniel M. Stuck, County Administrator; and James E. Barnett, County Attorney.

CLOSED SESSION. At 6:12 p.m. Mr. Burgett moved that the Board convene in Closed Session pursuant to Section 2.1-344(A)(7) to consult with legal counsel on a specific legal matter requiring the provision of legal advice by counsel.

On roll call the vote was:

Yea: (4) Noll, Wiggins, Burgett, Zaremba
Nay: (0)

Meeting Reconvened. At 6:35 p.m. the meeting was reconvened in open session by order of the Chair.

Mrs. Noll moved the adoption of Resolution SR-1 which reads:

A RESOLUTION TO CERTIFY COMPLIANCE WITH THE FREEDOM
OF INFORMATION ACT REGARDING MEETING IN CLOSED SES-
SION

WHEREAS, the York County Board of Supervisors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia requires a certification by the York County Board of Supervisors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 26th day of September, 2000, hereby certifies that, to the best of each member's knowledge, (1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (2)

only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the York County Board of Supervisors.

On roll call the vote was:

Yea: (4) Wiggins, Burgett, Noll, Zaremba
Nay: (0)

YORKTOWN CAPITAL PROJECTS

Mr. Stuck advised that the projects for the capital plan had been identified based on the Yorktown Master Plan, and he hoped the Board would approve a plan to provide guidance for the staff coordination and implementation of the projects in the upcoming fiscal years. He stated Mr. Kraus and Mr. Carter were responsible for identifying the projects and obtaining the cost estimates, and Mr. McReynolds developed the funding plan. He noted that the document was formulated like the Capital Improvement Plan (CIP), but there were some things in the proposal that were not CIP items.

Mr. Robert S. Kraus, Director of General Services, and Mr. J. Mark Carter, Assistant to the County Administrator, using pictures and maps, made a presentation to the Board depicting the projects throughout Yorktown and their costs as listed below:

Wharf & Waterfront Interpretive Area
Utilities Undergrounding
Streets, Walkways and Drainage
Shoreline Stabilization
Riverwalk
Parking
Land
Design & Environmental Studies

Chairman Zaremba mentioned the infrequency of tall ships coming to Yorktown compared to smaller water craft, and stated he felt the Board should make provisions for the smaller vessels now rather than later. He stated the County shouldn't put all of the investment into what could be infrequent visits by tall ships when there are a lot of citizens who own boats and would use the pier.

Mr. Burgett asked if the pier would be low enough so sailboats could tie up to it.

Mr. Kraus explained the larger boats would be able to tie up but some might prefer to anchor away from the pier. He mentioned the engineers on the project would be talking to owners of larger vessels in the area to make sure their needs were adequately met. He discussed some of the land in Yorktown owned by the National Park Service that might be acquired by the County.

Mr. Wiggins stated he felt the County should acquire the property that is bordered by Main, Buckner, and Martiau Streets. He stated it would be a perfect place for a parking lot, and he felt the Board should take action to obtain the property.

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Chairman Zaremba agreed with Mr. Wiggins that the County should pursue ownership of the property because its condition was an embarrassment to the citizens. He felt some kind of progress needed to be made in that area.

Discussion followed on possible land acquisitions in Yorktown.

Chairman Zaremba pointed out the Board would like to have all of the projects completed before the years 2006 and 2007 when the celebrations for Yorktown and Jamestown will take place.

Mr. Stuck stated the construction was scheduled through the year 2006. He explained he had shifted some of Mr. Kraus' responsibilities in order that he might focus strictly on the completion of the Yorktown projects. He stated the expenditures for this project could not be justified as an economic development venture. The expenses for the project were originally conceived because Yorktown was a special place in the nation, and there was a sense it should have been preserved better than it was. The County wanted it to be a nice place to live and for tourists to visit. He noted one of the big concerns was attracting too many tourists and ruining the character of the village. Mr. Stuck stated he believed that when the projects were complete, the County would generate more revenue than it did now, but pointed out that the current businesses were not dependent on tourism dollars.

Chairman Zaremba asked if an economic study had been commissioned.

Mr. Carter stated the study was done in 1993 and updated in 1997.

Mr. Burgett questioned whether any money would be recovered and how much revenue the project's completion would generate. He mentioned this could attract a large business such as a hotel to serve Yorktown.

Mrs. Noll emphasized it was important to look at the future and not just dollars and cents.

Mr. Stuck asked if the Board was ready to proceed and if staff should prepare a resolution to approve the CIP.

By consensus the Board agreed for staff to prepare a resolution to proceed with the Yorktown projects as outlined in the proposed CIP.

Chairman Zaremba addressed the parking issue proposed for the G-Square property. He stated that very few citizens wanted to see a parking lot in that area, and he suggested that staff look into other areas for parking.

Mr. Stuck stated the Reed Street/Archer Cottage parking lot could be constructed first and would help meet some of the demand.

Chairman Zaremba stated the Board was not committed to a parking facility on the G-Square property.

The Board, by consensus, agreed that the Board was only committed to acquiring the G-Square parcel at this time.

Mr. Stuck asked if the Board would be interested in hiring a consultant to study and discuss the parking issues.

Chairman Zaremba suggested the County acquire the property first and go from there.

Meeting Recessed. At 8:10 p.m. Chairman Zaremba declared a short recess.

Meeting Reconvened. At 8:20 p.m. the meeting was reconvened in open session by order of the Chair.

INDUSTRIAL DEVELOPMENT AUTHORITY TRANSITION (Not on Agenda)

Mr. Stuck reviewed his memorandum of September 25 on the administrative issues dealing with the Industrial Development Authority (IDA). He discussed the protocols used when entertaining prospects for economic development including various programs that the IDA sponsored in the past, i.e. marketing programs, business breakfasts, etc. He discussed the capital funds which included the Economic Incentive Fund and the Board Policy dealing with those two funds in terms of how they would be replenished by the Board of Supervisors. He explained that the Authority established the capital funds by the sale of some real estate more than ten years ago, creating a large profit for them which they had been using for economic development incentives over the years. The fund has decreased over time and the balance has gotten low. The Authority came to the Board to ask for a way to replenish the fund and the Board adopted a policy which established not only a way to replenish that fund and set a target amount of \$500,000, but also established a Board economic incentive fund for a target amount of \$1,000,000. He further explained the payment of business incentives from that fund.

Chairman Zaremba questioned the policy-making role of the IDA.

Mr. Stuck indicated the IDA must approve a project, and then only the IDA can issue bonds.

Mr. Noel stated Mr. Stuck had agreed to come to the next IDA meeting to brief the Authority on the memorandum and proposal so that the members were clear with how the structure was being presented.

Mrs. Noll asked for a clearer explanation of the funding, stating she felt the Board should budget a certain amount of dollars for the IDA's operating budget.

Mr. Stuck explained that the IDA has an opportunity to submit a budget request to the Board for whatever they want.

Meeting Adjourned. At 9:04 p.m. Chairman Zaremba declared the meeting adjourned sine die.

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Daniel M. Stuck, Clerk
York County Board of Supervisors

Walter C. Zaremba, Chairman
York County Board of Supervisors